



A VISION FOR  
LAND OFF POPLAR FARM CLOSE  
**BASSINGBOURN**



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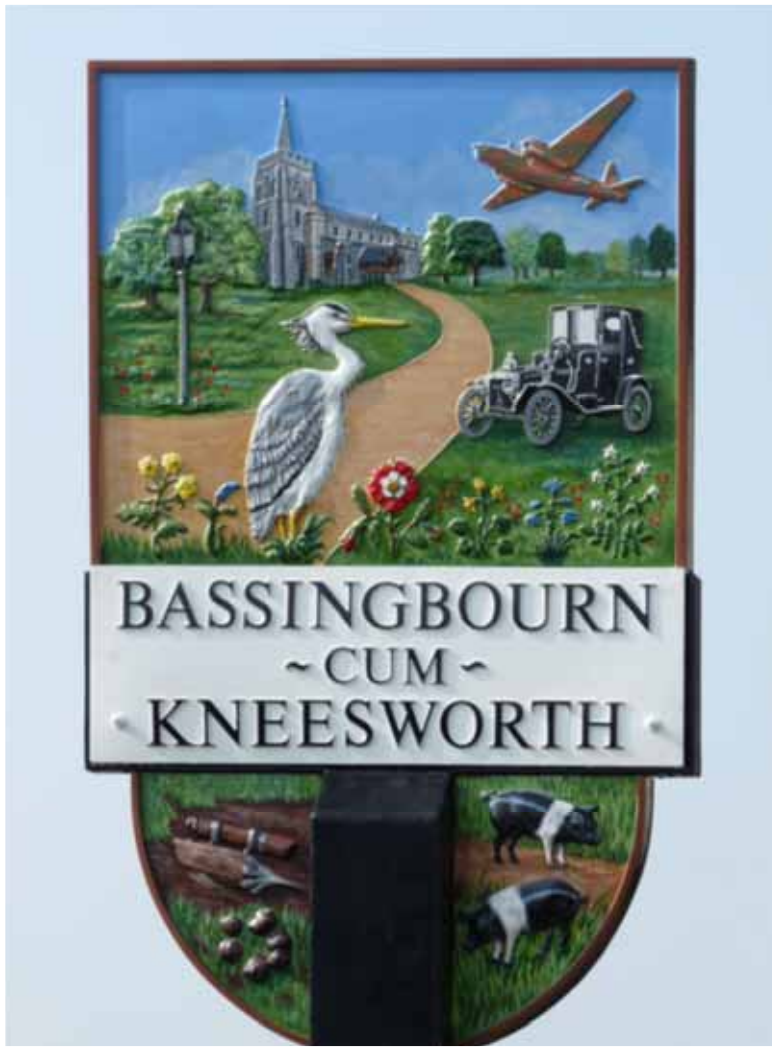


A VISION FOR  
LAND TO THE NORTH OF BROOK ROAD  
**BASSINGBOURN**

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### 3. THE SITE AND CONTEXT

The site from Poplar Farm Close is located at the western edge of Bassingbourn.

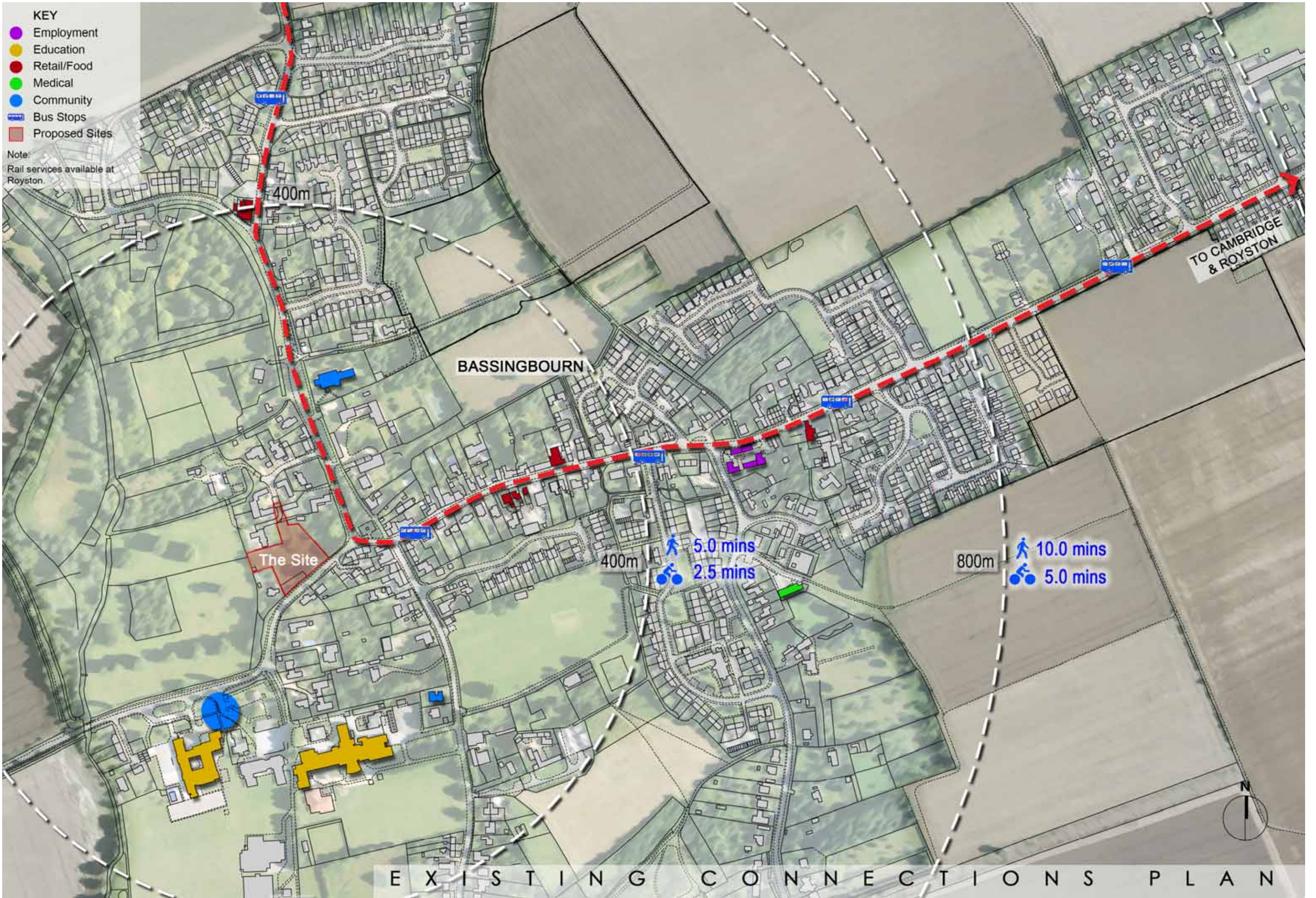
The site is bound to the north and east by residential development and gardens, to the south-east by Brook Road and to the west by two individual properties and further grazing meadows. The northern boundary is formed by single-storey outbuildings associated with the Grade II listed Poplar Farmhouse; beyond this is the residential development of Poplar Close that provides the access to the site. The eastern boundary is provided by the well-vegetated garden of Poplar Farmhouse. The covers an area of 0.37 hectares.

The section of Brook Road east of No. 8 and extending northwards along North End to No.1 North End, and including the southern edge of the site, is designated as Important Countryside Frontage - see Policy NH/13 of South Cambridgeshire Local Plan 2018. It is acknowledged that development at the site must respect the open character of this frontage, and as such the access to the proposed development is off Poplar Farm Close, the proposed dwellings would be set back from the frontage on Brook Road, and the proposed development would be accompanied by a robust landscape scheme that would reinforce and enhance the green character.

The site is not within the Green Belt.

Bassingbourn is identified as a Minor Rural Centre in the defined settlement hierarchy for South Cambridgeshire. It contains a good range of services and facilities, including a secondary school (Bassingbourn Village College), primary school (Bassingbourn Primary School), convenience store, post office, doctor's surgery, dentist, pharmacy, public houses, mobile library, sports centre, and outdoor recreation areas. Bassingbourn is on bus routes, with regular services to Royston and a limited service to Cambridge.







**KEY:**

- Listed Buildings
- Tree Protection Order
- Defined Countryside Frontage
- Development Boundry
- Conservation Area
- Site Boundary



O P P O R T U N I T I E S & C O N S T R A I N T S

## LANDSCAPE

The Landscape Partnership has provided initial observations concerning potential landscape and visual opportunities and constraints at the site. A Briefing Note (prepared by The Landscape Partnership) is submitted with this response. In summary, the site is bound to the north and east by residential development and gardens, to the south-east by Brook Road and to the west by two individual properties and further grazing meadows. The site has a contained and domestic scale character and is assimilated into the surrounding vegetation framework that characterises this part Bassingbourn.

The site does not contribute to the wider landscape setting of Bassingbourn, and views of the site are limited to those within close proximity i.e. from Brook Road and with filtered views through vegetation from neighbouring properties. The existing hedgerow on the Brook Road frontage is a prominent feature. The proposed development would respect the character of the site and the site frontage with Brook Road. It would be a low density development which is set back from the road frontage, and accompanied by a robust landscape scheme that would reinforce and enhance the green character. The proposed dwellings would be relatively low rise. The development provides an opportunity to manage or replant the boundary hedge using more appropriate species to ensure its long-term useful life expectancy, and new trees could replace those of poor health along this section of Brook Road.

## ECOLOGY

Applied Ecology have provided initial observations in relation to site ecology; a full ecological assessment of the site will need to be undertaken, but it is unlikely that there will be any constraints to development. The proposed development will seek to retain any ecological features on site and include ecological enhancement measures.

Site 1 is not covered by any statutory or non-statutory wildlife site designation and does not fall within any Site of Special Scientific Interest impact risk zone described by Natural England. The nearest designated wildlife site is called Bassingbourn Barracks County Wildlife Site. It is a non-statutory designated site of importance for calcareous grassland located 1.9 km to the north of the site, and is isolated by the suburban infrastructure of Bassingbourn village and arable land beyond the village envelope.

The site was formerly grassland used for livestock grazing and now forms garden land with occasional grazing. The Site is of relatively low ecological and biodiversity value and its protected animal species interest is likely to relate to the presence of a small assemblage of garden birds that may use trees and boundary vegetation for nesting, and the presence of a standing water pond located off-site within 50m of the Site boundary. The off-site pond may support breeding amphibians although the Cambridgeshire & Peterborough Environmental Records Centre has confirmed there are no known records of the legally protected amphibian great crested newt within Bassingbourn cum Kneesworth and land immediately around the village envelope.



## HIGHWAYS

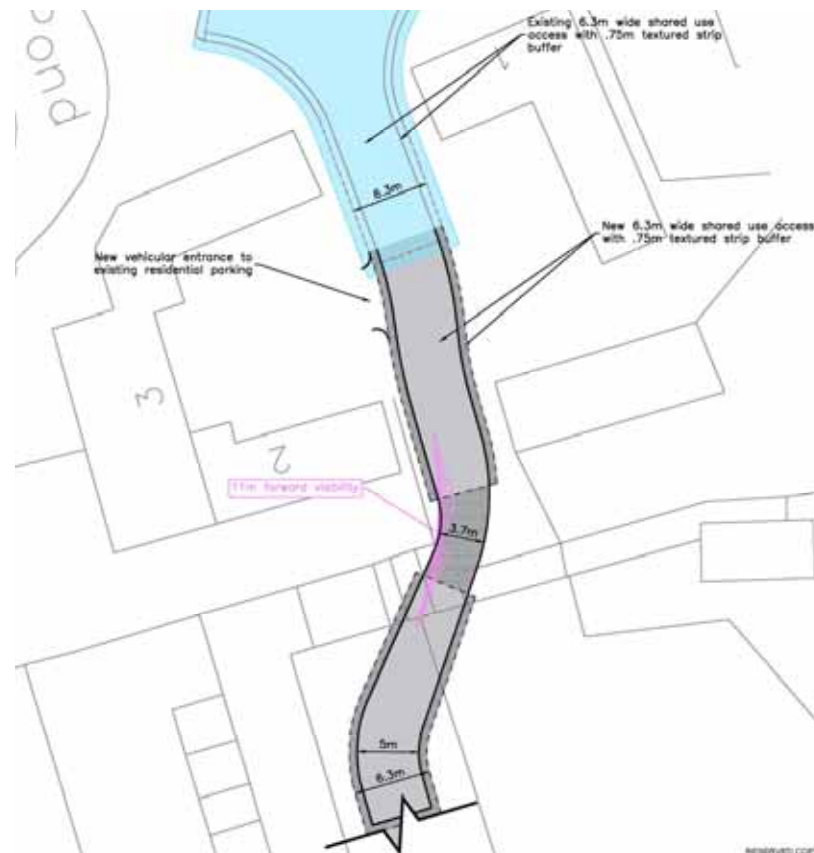
Transport Planning Associates have reviewed the access arrangements required to serve the proposed development. Access to the site is currently provided via a field gate from Poplar Farm Close. The design of this existing access, which also serves an existing dwelling, is considered feasible but will need improvement

A preliminary access strategy drawing has been prepared see extract below. In summary, access to the development is proposed to be served by an extension to the existing turning head of Poplar Farm Close, extending to the south to provide a shared use access road.

The site is considered to be reasonably well served by public transport given that there are a number of bus services operating directly south-east to the site along High Street, with the closest bus stops to the site located approximately 0.1 km east of the site, and the nearest railway station, Royston, located approximately 5km south, accessible within a 17 minute bike ride or an 18 minute bus journey.

The level of vehicle trips associated with a development of the scale being considered, circa one additional trip every 15 minutes at peak times, is not considered to be material in terms of impact on the on the local road network.

On the basis of this preliminary review of transport and highway matters, it is concluded that development of the site for the scale proposed is a viable proposition.



## FLOOD RISK AND SURFACE WATER

MLM have undertaken a preliminary review of flood risk and drainage opportunities for the site. The site's topography is fairly flat with a slight fall to the east corner. The ditches shown to the north and west of the site are shallow with no historical connectivity to the site.

The site lies in Flood Zone 1 and is at low risk of flooding from tidal/fluvial sources. Ordnance Survey (OS) mapping shows nearest ditch/drain approximately 100m north-west. The site is not shown to be at risk of flooding from reservoirs. The site is not in a Groundwater Source Protection Zone.



The watercourses on/surrounding the site, coupled with the information from the BGS website, suggests that shallow infiltration drainage is unlikely to be viable at the site and that an alternative method of discharging surface water will need to be determined, however this will need to be confirmed through appropriate testing.

## UTILITIES

The proposed development will need to provide new utilities infrastructure, but there are services to the neighbouring urban area and so new connections will be possible.



KEY:

- Listed Building
- Tree Protection Order
- ➔ Pedestrian & Vehicular Access
- Path Improvements
- ⋈ Hedgerow replanted/  
managed to allow  
widening of pavement



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